

#15-56

2015plat026 – December 1st, 2015

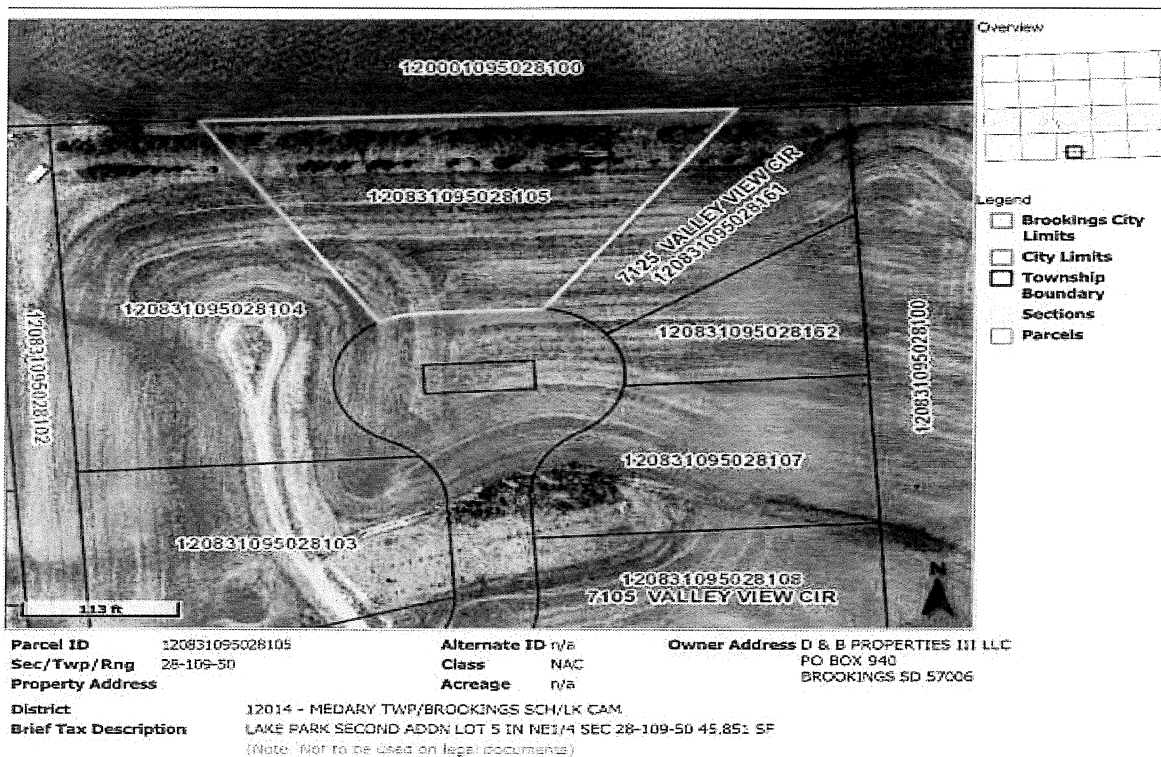
Prepared by Richard Haugen

December 1st, 2015 –The Brookings County Planning and Zoning Commission voted to recommend approval of plat 2015plat026 at their December 1st, 2015 meeting.

Applicant/Owner: D & B Properties III LLC (Duane Harms), PO Box 940. Brookings, SD 57006

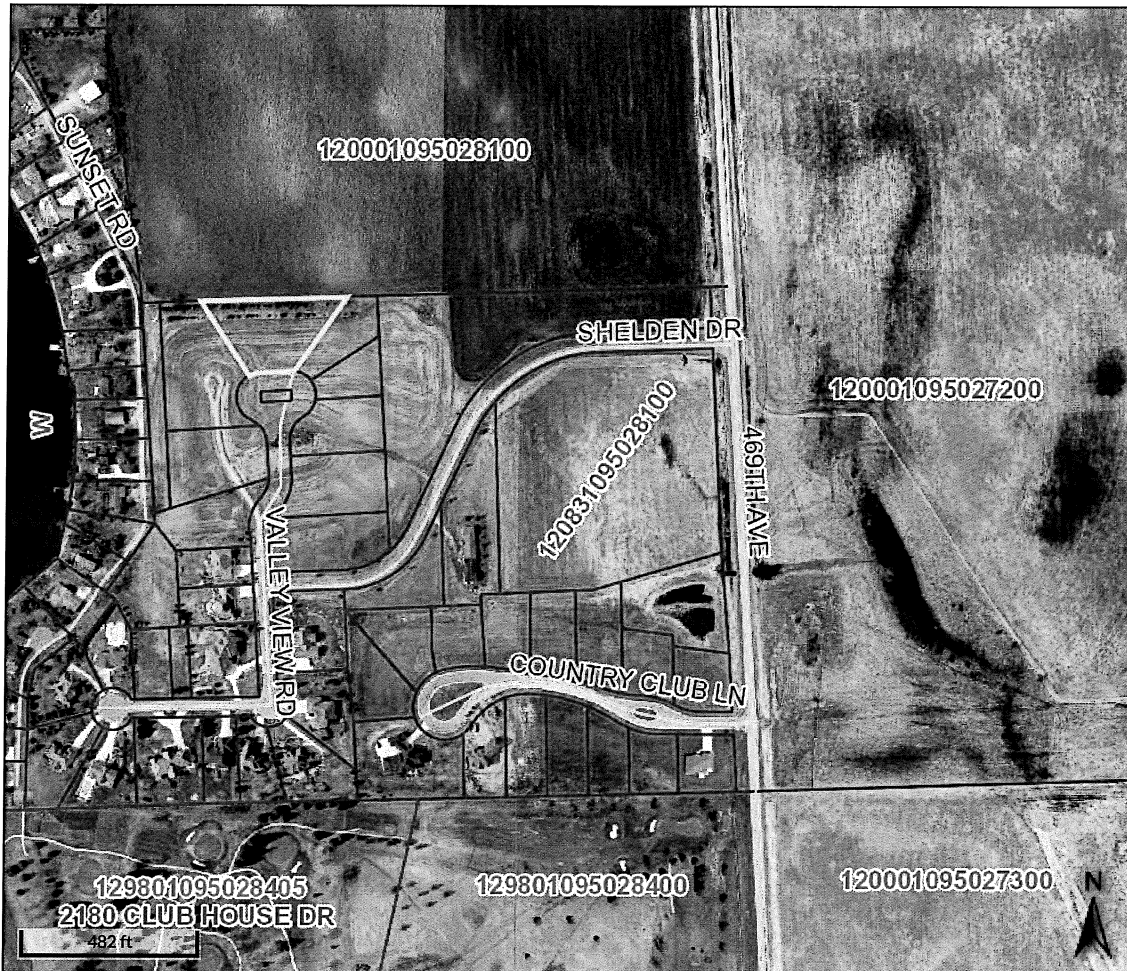
Legal Description: "Plat of Lots 5A, 6A and 6B of Block 1 in Lake Park Second Addition in the E1/2 NE1/4 and Government Lot 7 all in Section 28-T109N-R50W, Brookings County, South Dakota."

2015var026: D & B Properties is re-platting Lots 5 and 6 into Lots 5A, 6A and 6B. The original plat was approved by this board on August 22nd, 2013 and was filed on September 5th, 2013. They were granted a Lake Park District: Conditional use # 1: Twin Home, on August 22nd, 2013 to construct twins homes on the original lots 4, 5 and 6. A twin home was constructed on Lot 6 and they are now dividing lot 6 to go with the twin home, as it has been sold. The lot line between lot 5 and 6 was shifted to the west 20 feet is why lot 5 is also being re-platted. All the lots meet the 20,000 square feet Lake Park requirement. This is located in the subdivision north of the Brookings Country Club on 469th Ave (Brookings County Road 19).

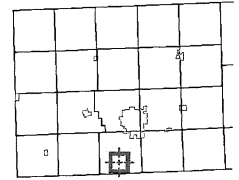




BeaconTM Brookings County, SD



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

Parcel ID	120831095028105	Alternate ID	n/a	Owner Address	D & B PROPERTIES III LLC
Sec/Twp/Rng	28-109-50	Class	NAC		PO BOX 940
Property Address		Acreage	n/a		BROOKINGS SD 57006
District	12014 - MEDARY TWP/BROOKINGS SCH/LK CAM				
Brief Tax Description	LAKE PARK SECOND ADDN LOT 5 IN NE1/4 SEC 28-109-50 45,851 SF				
	(Note: Not to be used on legal documents)				

Date created: 11/20/2015
Last Data Upload: 11/20/2015 12:48:10 AM



Developed by
The Schneider Corporation

PLAT OF

LOTS 5A, 6A AND 6B OF BLOCK 1 IN LAKE PARK SECOND ADDITION IN THE E1/2 NE1/4 AND GOVERNMENT LOT 7 ALL IN SECTION 28-T109N-R50W, IN BROOKINGS COUNTY, SOUTH DAKOTA

VACATION NOTE

THIS PLAT SHALL VACATE LOTS 5 AND 6 OF THE PLAT OF LOTS 5A, 6A AND 6B OF BLOCK 1 IN LAKE PARK SECOND ADDITION IN THE E1/2 NE1/4 AND GOVERNMENT LOT 7 ALL IN SECTION 28-T109N-R50W, IN BROOKINGS COUNTY, SOUTH DAKOTA, FILED ON SEPTEMBER 5, 2013 IN BOOK 31 OF PLATS ON PAGE 38.

LOT AREAS

LOT 6A - 44,0554 S.F. (16,344 S.F. BUILDABLE)
LOT 6B - 25,0814 S.F. (11,835 S.F. BUILDABLE)
LOT 6B - 20,0022 S.F. (8,041 S.F. BUILDABLE)

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	30.13'	65.00'	29.89'	S73°11'39"W
C2	9.87'	65.00'	9.86'	N89°10'35"W
C3	60.00'	65.00'	57.89'	N58°22'59"W
C4	60.00'	65.00'	57.89'	N57°29'41"W

LAKE PARK
SECOND ADDITION
OWNER: D&B PROPERTIES III LLC,
DUANE AND BARBARA HARMIS



LEGEND

- MONUMENT FOUND
- MONUMENT SET THIS SURVEY (5" SCHEDULED STAMPED PLASTIC CAP #10857)
- EASEMENT BOUNDARY
- PROPERTY LINE TO BE VACATED BY THIS PLAT

28

COUNTRY CLUB

SHELDEN DRIVE

VALLEY VIEW ROAD

SECOND ADDITION

VALLEY VIEW CIRCLE

BLOCK 1

CAMPBELL

LAKE

LAKE PARK FIRST ADDITION

SUNSET ROAD

GOVT LOT 7

LAKE PARK
SECOND ADDITION
OWNER: D&B PROPERTIES III LLC,
DUANE AND BARBARA HARMIS

OWNER: MEDARY CREEK LLP.

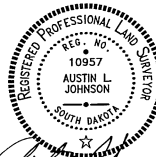
PREPARED BY:
LANDOWNER ASSOCIATES, INC.
1000 W. 10TH ST., SUITE 100
BROOKINGS, S. DAKOTA
(605) 692-6342
SEPTEMBER 2014

NOTES:
THIS SURVEY WAS PERFORMED
IN ACCORDANCE WITH THE
COMPLETE TITLE REPORT AND DOES
NOT PURPORT TO SHOW EASEMENTS
OF RECORD, IF ANY.

SURVEYOR'S CERTIFICATE

I, Austin L. Johnson, a Professional Land Surveyor in the State of South Dakota, do hereby certify that at the request of the owner, I have surveyed and platted a parcel of land in the Northeast 1/4 of Section 28, Brookings County, South Dakota, as shown on the attached plat and marked upon the ground the boundaries thereof in the manner shown on said plat, and that the parcel of land shall be known and described as **LOTS 5A, 6A AND 6B OF BLOCK 1 IN LAKE PARK SECOND ADDITION IN THE E1/2 NE1/4 AND GOVERNMENT LOT 7 ALL IN SECTION 28-T109N-R50W, IN BROOKINGS COUNTY, SOUTH DAKOTA**, the locations and dimensions of which are represented on said plat.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 30th DAY OF September, 20 14.



Austin L. Johnson
Professional Land Surveyor
Registration No. 10957

Banner Associates, Inc.
409 22nd Ave. S.
Brookings, South Dakota 57008
Telephone (605) 692-6342

CERTIFICATE OF OWNER

We, **D&B PROPERTIES III LLC**, owners of a tract of land shown in the above plat, hereby certify that we did authorize and do join in and approve the above survey and plat, and that said tract of land is free of any encumbrance, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. There is hereby granted to the holder of any utility franchise, an easement at the locations shown in the above plat for the purpose of installing and maintaining any utility line. Any land shown in the above plat and designated as a street or court is hereby dedicated to public use as such forever, but such dedication shall not be construed to be a donation of the fee of such land.

THIS PLAT SHALL VACATE LOTS 5 AND 6 OF THE PLAT OF LOTS 1A THROUGH 10 OF BLOCK 1 AND LOT 100 ALL IN LAKE PARK SECOND ADDITION IN THE E1/2 NE1/4 AND GOVERNMENT LOT 7 ALL IN SECTION 28-T109N-R50W, IN BROOKINGS COUNTY, SOUTH DAKOTA, FILED ON SEPTEMBER 5, 2013 IN BOOK 31 OF PLATS ON PAGE 38.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 5th DAY OF November, 20 15.

Duane Harms

Barbara Harms

ACKNOWLEDGMENT OF OWNER

STATE OF SOUTH DAKOTA }
COUNTY OF BROOKINGS } SS

On this day, before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Duane and Barbara Harms, on behalf of D&B Properties III LLC**, and that they, being authorized to do so, executed the foregoing Certificate of Owner for the purpose therein contained.

IN WITNESS MY HAND AND SEAL THIS 5th DAY OF November, 20 15.

Richard L. Haugen
Notary Public My Commission Expires October 12, 2018

CERTIFICATE OF COUNTY PLANNING COMMISSION

Approved by the Brookings County Planning Commission on the _____ day of _____, 20 ____.

Chairman, Brookings County Planning Commission

CERTIFICATE OF HIGHWAY AUTHORITY

I, _____, acting for _____, hereby approve access as shown on the attached plat to the abutting public highway subject to all applicable laws, ordinances and permit requirements. Any change in the location of the proposed access shall require additional approval.

Highway Authority, Brookings County, South Dakota

RESOLUTION NO.

It was moved by _____, seconded by _____, motion carried that the plat of **LOTS 5A, 6A AND 6B OF BLOCK 1 IN LAKE PARK SECOND ADDITION IN THE E1/2 NE1/4 AND GOVERNMENT LOT 7 ALL IN SECTION 28-T109N-R50W, IN BROOKINGS COUNTY, SOUTH DAKOTA**, as described above and hereon be approved and accepted and the Chairman is hereby instructed to endorse on such plat this resolution and to certify the same.

ATTEST:

Finance Officer, Brookings County, South Dakota

ATTEST:

Chairman, Brookings County Board of County Commissioners

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization, Brookings County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.

Director of Equalization, Brookings County, South Dakota

COUNTY FINANCE CERTIFICATE

I, _____, Treasurer of Brookings County, South Dakota, do hereby certify that all taxes which are liens upon the land shown in the above plat, as shown by the records in my office, have been paid in full.

Finance Officer, Brookings County, South Dakota

STATE OF SOUTH DAKOTA }
COUNTY OF BROOKINGS } SS

REGISTER OF DEEDS

Filed for record this _____ day of _____, A.D., 20 ____ at _____ o'clock ____ m., and recorded in Book _____ of Plats on page _____ therein.

By _____
Register of Deeds Deputy